



# Castle Rock Township

Since 1858

Dakota County, Minnesota

2537 240th Street West, Farmington, MN 55024    castlerocktownship.com

## PLANNING COMMISSION REGULAR MEETING

December 18, 2023

The regular monthly meeting of the Planning Commission of Castle Rock Township was held on Monday December 18, 2023. Those participating were Jim Heiman, Norbert Kuhn, Pete Schaffer and Clerk, Molly Weber. Absent were: Braden Schuenke, Max Litvinov, and Ken Betzold. Others in attendance were Jeffrey Kirchner, Pat Dickison, Jerry Larson, Paul Dorneman and Dorraine Dorneman.

Jim Heiman called the meeting to order at 7:00pm. and the Pledge of Allegiance was recited.

### AGENDA:

Norbert Kuhn made a motion to approve the agenda with the additions of update on appointment of Planning Commission back-fill and update on annexation to City of Farmington. Pete Schaffer seconded. Motion carried.

### CONSENT AGENDA:

- 11.27.23 PC Regular Meeting Minutes – tabled to approve at January meeting when others return

### NEW BUSINESS:

- Jeffrey Kirchner
  - 22488 Chippendale Avenue
  - Question about changing zoning to residential
  - Minutes attached from previous discussions
  - New information about septic attached

Property is currently zoned commercial and Jeffrey would like to change the zoning to make it a single family 4 bed/4 bath home. Inspectrom okayed the septic would be fine for this. Jeff was advised he would need to request a Public Hearing for a Zoning change in which he would need to put up \$10,000. Plus the non-refundable fee of \$50.00. Public Hearing was set for Monday January 22, 2024 @ 6:30pm.

- Kerry Hanifl
  - 3891 275<sup>th</sup> Street West
  - Demo Permit application – will follow

Clerk will advise Hanifl this is essentially an over the counter permit between the resident and Inspectron.

- Update on Planning Commission backfill position – Board voted 2 to 2 so the Planning Commission will be a 4 person board until Ken Betzold returns.
- Update on annexation to City of Farmington – at the meeting about 99% of residents were not in favor of the Data Center. Board voted to turn the annexation down. We still have a contract for annexation with the City of Farmington for 7 more years.
- Ordinance Changes Review – Jeffrey Matzke will be joining us – refer email sent the other day for what to review closer **MAKE SURE TO BRING YOUR REDLINED COPY that was previously sent to you** Nathan from Bolton and Menk was present. He stated strike through text is removed text. Red text signifies text added. Nathan noted changes requested from Planning Commission and will take them back to the team at Bolton and Menk.

Jeff Matzke was present from Bolton and Menk. More edits were presented to him for the Ordinance Manual. His plan is to get the edited version back to us in February possibly with a Public Hearing. Some of the edits were:

1. Revised setbacks were not corrected
2. Clustering 3 additional transfers not 4
3. Feed Lot – 500 feet both ways for feedlot – has this been hammered out
4. 7.23 Solar Permits – research permits for AG shed

5. Land Disturbance – need better understanding of this and permit required
6. ROW Fees – local and large utility
7. Off street parking
8. Farm = 10 tillable acres + 2.5 acres
9. Large Solar – how should these be handled

Jeff will look into Interim Use vs Conditional Use Permits.

**UNFINISHED BUSINESS:**

- N/A

**PUBLIC COMMENT:**

- Jerry Larson stated concerns about clerk and treasurer here alone and having a safer way to transfer paperwork.

**ADJOURN:**

Norbert Kuhn made a motion to adjourn at 8:30pm. Pete Schaffer seconded. Motion carried.

Date Signed:

01/22/2024

Respectfully submitted:

Molly Weber

Molly Weber, Clerk

Attest:

Jim Heiman

Jim Heiman, Chair

Castle Rock Planning Commission